



MEMORANDUM

From: Nathan Aubert, P.E.
To: Kathy Smith, P.E., PTOE
Date: November 29, 2022
Subject: St. Johns – Zoning Transportation Analysis (C14-2022-0118)

The Transportation Development Services (TDS) division has reviewed the Zoning Transportation Analysis (ZTA) prepared by HDR Engineering, Inc. The proposal is for 15,000 square feet of retail strip plaza and 560 mid-rise multi-family dwelling units. The development is located on the northeast corner of IH 35 Northbound Frontage Road (NBFR) and St. Johns Avenue in Austin, TX (Figure 1). Site access will consist of five driveways: two along St. Johns Avenue, two on Blackson Avenue, and one on IH 35 NBFR. The development is anticipated to be constructed in 2026.

Fig 1. Site Location Map



Roadways

The site proposes access to Blackson Avenue, St. Johns Avenue, and IH 35 NBFR.

St. Johns Avenue

St. Johns Avenue is currently a Level 3 road in the ASMP, which will provide two full access driveways into/out of the site. The roadway has 85 feet of right-of-way and 42 feet of pavement width. It currently has two travel lanes with a two-way left turn center lane with curb and gutter and sidewalk on both sides of the road. The average daily traffic on St. Johns Avenue is about 8,205 vehicles per day, based on TxDOT's Traffic Count Database System (TCDS)2020 data set.

Blackson Avenue

Blackson Avenue is currently a Level 1 road and would provide two full access driveways into/out of the site. The roadway currently has about 35 feet of pavement width and the right-of-way varies between 58 and 64 feet. It has two travel lanes with curb and gutter and a sidewalk on the north side of the road. The average daily traffic on Blackson Avenue is about 4,200 vehicles per day, based on TxDOT's 2020 TCDS data set.

IH 35 NB FR

IH 35 NB FR is a TxDOT-operated two lane frontage road classified as a Level 4 road. This road is projected to provide a right-in, right-out access to/from the site. According to TCDS, the 2021 average daily traffic was approximately 10,441 vehicles per day. Further coordination with TxDOT is required for approval of this driveway.

Trip Generation and Traffic Analysis

The project assumes 560 mid-rise multi-family dwelling units (ITE Code 221), and 15,000 square-feet of retail strip plaza (ITE Code 822). Based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, the proposed development will generate 3,488 vehicle trips per day. See **Table 1** for a detailed breakdown of the trip generation.

Table 1. Trip Generation

Land Use	Size	Unadjusted Trip Generation
Multi-family Housing (Mid-Rise)	560 Dwelling Units	2,625
Retail Strip Plaza (<40k)	15,000 SF	863
TOTAL (vpd)		3,488

The existing trips were obtained from TxDOT data, then site trips were added to these volumes using an estimate of the traffic distribution to and from the proposed site. **Table 2** shows both the existing traffic volumes as well as projected volumes on each road in the vicinity of the site.

Table 2. Added Traffic

Street	Existing Traffic [vpd]	Proposed New Site Traffic to each Roadway	Overall Traffic (Existing + Site) [vpd]	Percentage Increase in Traffic
IH 35 NBFR	10,753	950	11,703	8%
St. Johns Ave	10,091	2,136	12,228	17%
Blackson Ave	4,480	785	5,265	15%
Bennet Ave	1,671	192	1863	10%

Recommendations/Conclusions

As a condition for approval for the above referenced zoning review case, the applicant shall adhere to the following requirements:

1. Provide no more than two driveways along Blackson Ave (designated driveways A and B), proposed to be located along Blackson Ave where the existing driveways are currently. Both driveways are proposed to operate as full purpose and will be reviewed for compliance to City codes and ordinances at the time of the Site Plan application.
2. Provide no more than one driveway along IH 35 NB FR (designated driveway C), proposed to be located where the existing driveway is currently. This driveway is proposed to operate as right-in, right-out. Coordination with TxDOT is required.
3. Provide no more than two driveways along St. Johns Ave (designated driveways D and E), proposed to be located along St. John's Ave. Driveway E is to be where the existing driveways is currently. Both driveways are proposed to operate as full purpose and will be reviewed for compliance to City codes and ordinances at the time of the Site Plan application.
4. The following TDM measures are intended to be captured with this site:
 - Reduced Parking Supply (P-1)
 - Transportation Management Association (TMA) Membership (API-1)
 - Pedestrian Access and Connectivity (SM-1)
 - Bicycle Access and Connectivity (SM-2)

The final determination of TDM measures proposed by the applicant, as well as a sustainable modes analysis will be provided during the Site Plan review process.

5. Based on the projected volumes analysis, ATD concurs that the area transportation network will be able to absorb the added traffic from the proposed site development.
6. Right-of-way needs have been identified in the ZTA and might require dedication to meet the Austin Strategic Mobility Plan (ASMP) requirements. This will be confirmed at the time of Site Plan application.
7. The City of Austin reserves the right to reevaluate any or all identified improvements associated with this case at the time of Site Plan review.
8. Street Impact Fee (SIF) Ordinances [20201220-061](#) and [20201210-062](#) have been adopted by City Council and are effective as of December 21, 2020. The City has started collecting street impact fees with all building permits issued on or after June 21, 2022. For more information, please visit the City's [Street Impact Fee](#) website. Street Impact Fee calculation shall be performed at the time of the Site Plan submission to be collected at the time of building permit.
9. All construction items should be designed and incorporated into the site plan, and all street impact fees should be paid in full. No offsets to the proposed development's SIF will be issued until the completion of all identified construction items unless those items are included in the proposed Site Plan application.

If you have any questions or require additional information, please contact me at (512) 974-7136.

A handwritten signature in black ink, appearing to read "Nate Aubert". The signature is written in a cursive, flowing style.

Nathan Aubert, P.E.
Austin Transportation Department